



To the Honorable Council
City of Norfolk, Virginia

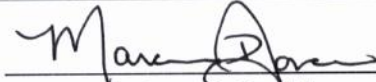
February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for an eating and drinking establishment at 7550 Granby Street – Starbucks**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-14**

- I. **Staff Recommendation: Approval**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for an eating and drinking establishment
- IV. **Applicant: Starbucks**
- V. **Description:**
 - Granting this request will allow the existing Starbucks coffeehouse at 7550 Granby Street to add alcoholic beverages to their menu.
 - The applicant was granted a special exception for an eating and drinking establishment with alcoholic beverages at their current location.

Staff point of contact: Sarah Richards at 664-7470, sarah.richards@norfolk.gov

Attachments:

- Staff Report to CPC dated January 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: January 28, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Sarah Richards

SGR *[Signature]*

Staff Report	Item No. 9	
Address	7550 Granby Street, K&K Square Shopping Center	
Applicant	Starbucks	
Request	Special Exception	Eating and drinking establishment
Property Owner	SAM Wards Corner, LLC	
Site Characteristics	Site/Space	323,607 sq. ft./2,359 sq. ft.
	Future Land Use	Commercial
	Zoning	C-3 (Retail Center District)
	Neighborhoods	Wards Corner
	Character District	Suburban
Surrounding Area	North	C-3: Wards Corner Shopping Center
	East	C-2 (Corridor Commercial), R-8 (Single-Family Residential): strip shopping center, single-family residential
	South	R-7: single-family residential
	West	C-2: Walgreen's



A. Summary of Request

- A previous special exception was granted to permit the operation of a commercial drive-through facility for this user.
- This special exception would allow the establishment to serve alcoholic beverages for on-premises consumption.
- Starbucks would like to start offering beer and wine to their customers in select locations, along with an expanded food menu.

B. Plan Consistency

- The proposed special exception is consistent with plan Norfolk 2030, which designates this site as commercial.

C. Zoning Analysis

i. General

- The site is located in the C-3 District, which permits the proposed use by special exception.

	Proposed (Starbucks)
Hours of Operation	4:30 a.m. to 10:00 p.m., Monday through Friday 5:00 a.m. to 10:00 p.m. Saturday 5:30 a.m. to 9:00 p.m. Sunday
Hours for the Sale of Alcoholic Beverages	2:00 p.m. to 10:00 p.m., Monday through Friday 12:00 p.m. to 10:00 p.m. Saturday 12:00 p.m. to 9:00 p.m. Sunday
Capacity	39 seats indoors 24 seats outdoors 131 total capacity

- Special Exception history:

City Council Approval	Applicant	Request
April 2012	Starbucks	<ul style="list-style-type: none">• Commercial drive-through
Pending	Starbucks	<ul style="list-style-type: none">• Eating and Drinking Establishment

ii. **Parking**

- Adding the sale of alcoholic beverages to an existing eating establishment does not require additional parking.
- The proposed establishment is not proposing an increase in occupancy or building floor area and no additional parking impacts are anticipated.

iii. **Flood Zone**

The property is located mainly in the Flood Zone X, which is a low-risk flood zone.

D. Transportation Impact

No new trips are forecast related to the proposed addition of alcohol sales at this existing restaurant.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public Schools Impacts

The site is located within the Suburban Park Elementary School, Northside Middle School, Granby High School Attendance Zones.

G. Environmental Impacts

The site was developed under current development standards, including current standards for landscaping and parking.

H. Surrounding Area/Site Impacts

- By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative impact on the surrounding neighborhood.
- There have been multiple calls for service to this shopping center, including larceny and robbery, and two arrests.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

The application was sent to the Wards Corner Civic League, the Suburban Acres Civic League, and the Greater Wards Corner Business Association on December 16th.

K. Communication Outreach/Notification

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.

L. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours for the sale of alcoholic beverages shall be from 2:00 p.m. to 10:00 p.m., Monday through Friday, 12:00 p.m. to 10:00 p.m. Saturday, and 12:00 p.m. to 9:00 p.m. Sunday.
- (b) The seating for the establishment shall not exceed 39 seats indoors, 24 seats outdoors, and the total occupant capacity, including employees, shall not exceed 131 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) There shall be no entertainment, no dancing, and no dance floor provided.
- (l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (m) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments:

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Wards Corner Civic League

Notice to the Greater Wards Corner Business Association

Notice to the Suburban Acres Civic League

Letter of endorsement from the Greater Wards Corner Business Association

Proponents and Opponents

Proponents

Rick Henn—Representative
1400 Granby St., Unit 407
Norfolk, VA 23510

Maureen Smith—Representative
210 E. Main St.
Norfolk, VA 23510

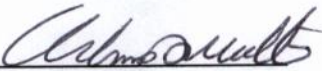
Thomas Lisk—Representative
919 E. Main St., Ste. 1300
Richmond, VA 23219

Kevin L. Sutton—Representative
1026 Silver Charm Circle
Suffolk, VA 23435

Opponents

None

Form and Correctness Approved:

By 
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved: SGR

By 
DEPT.

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "STARBUCKS" ON PROPERTY LOCATED AT 7550 GRANBY STREET, SUITE 10.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Coffee House Holdings, Inc. authorizing the operation of an eating and drinking establishment named "Starbucks" on property located at 7550 Granby Street, Suite 10. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 201 feet, more or less, along the eastern line of Granby Street, 612 feet, more or less, along the southern line of East Little Creek Road, 608 feet, more or less, along the western line of Virginian Avenue, and 573 feet, more or less, along the northern line of Louisiana Drive; premises numbered 7550 Granby Street, Suite 10.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 4:30 a.m. until 10:00 p.m. Monday through Friday, 5:00 a.m. until 10:00 p.m. on Saturday, and 5:30 a.m. until 9:00 p.m. on Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages for on-premises consumption shall be limited to 2:00 p.m. until 10:00 p.m. Monday through Friday, 12:00 noon until 10:00 p.m. on Saturday, and 12:00 noon until 9:00 p.m. on Sunday. No sales of alcoholic beverages outside the hours of operation set listed herein shall be permitted.

- (c) The seating for the establishment shall not exceed 39 seats indoors, 24 seats outdoors, and the total occupant capacity, including employees, shall not exceed 131 people.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A,"

attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative

effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (4 pages)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date _____

Trade name of business Starbucks #20263

Address of business 7550 Granby Street, Unit 10, Norfolk, VA

Name(s) of business owner(s)* Coffee House Holdings, Inc.

Name(s) of property owner(s)* Sam Wards Corner, LLC

Daytime telephone number (757) 480-3893

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Mon-Thu 4:30am-9pm; Fri 4:30am-10pm; Sat 5am-10pm; Sun 5:30am-9pm

<u>Facility</u>	<u>Alcoholic Beverage Sales</u>
Weekday From _____ To _____	Weekday From <u>2:00 pm</u> To <u>10:00 pm</u>
Friday From _____ To _____	Friday From <u>2:00 pm</u> To <u>10:00 pm</u>
Saturday From _____ To _____	Saturday From <u>12:00 pm</u> To <u>10:00 pm</u>
Sunday From _____ To _____	Sunday From <u>12:00 pm</u> To <u>9:00 pm</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☐ Wine ☐ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

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(Revised September, 2015)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

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Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

Signature of Applicant:

Signature: 

Name: Stephanie Meier

Title: Assistant Secretary of
Coffee House Holdings, Inc.

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**Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)	<u>39</u>
Number of bar seats	<u>0</u>
Standing room	<u>48</u>

b. Outdoor

Number of seats	<u>24</u>
-----------------	-----------

c. Number of employees

<u>20</u>

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 131

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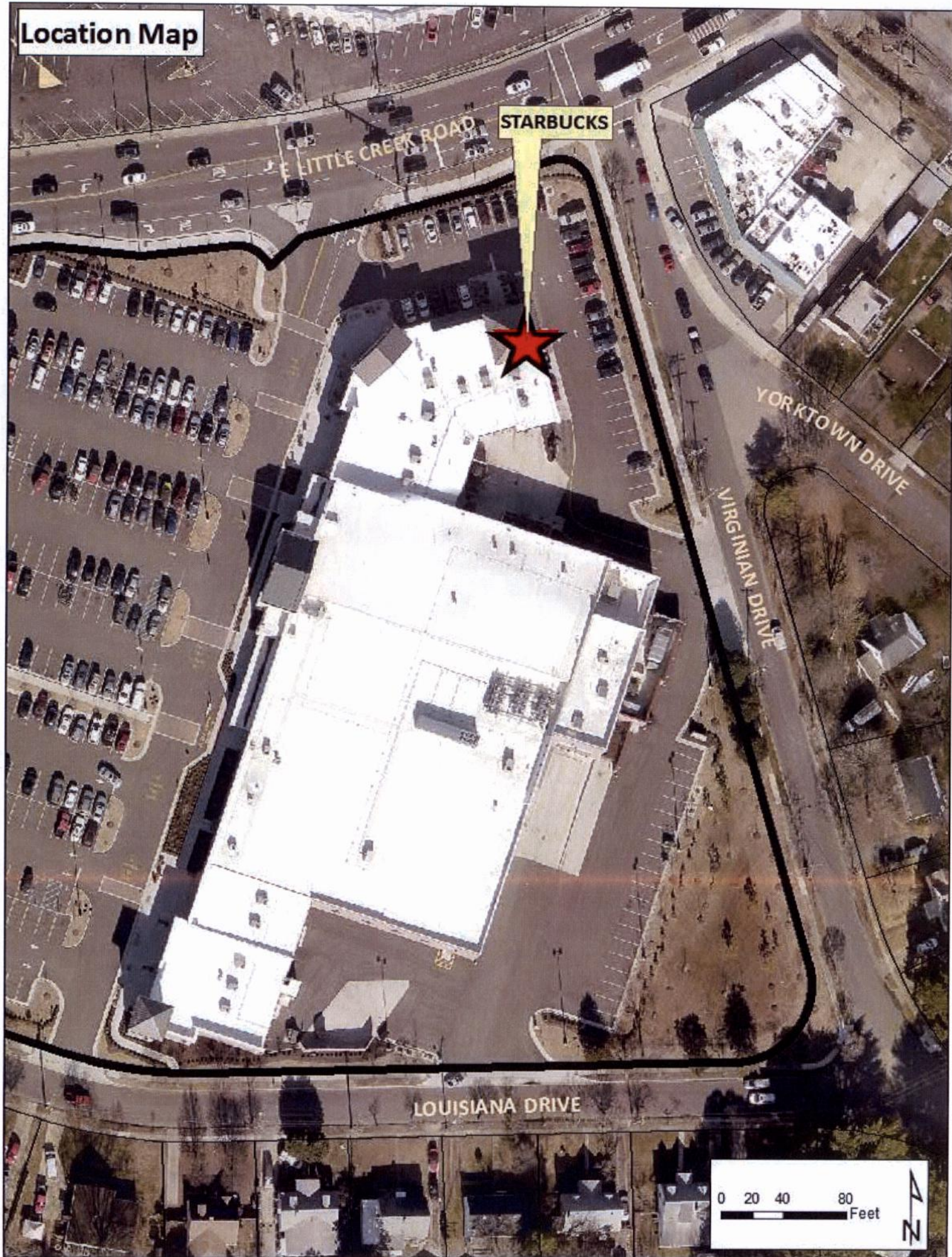
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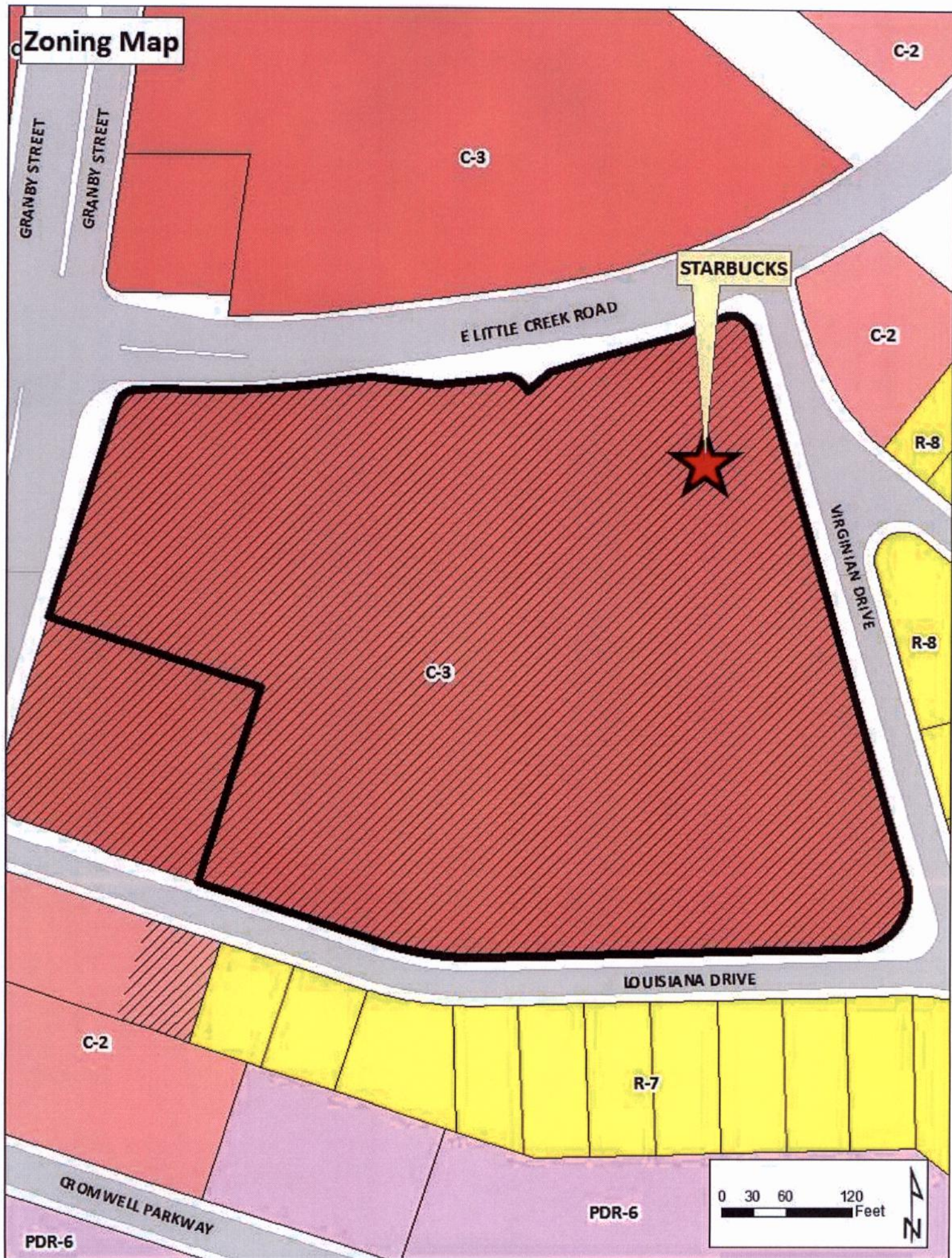
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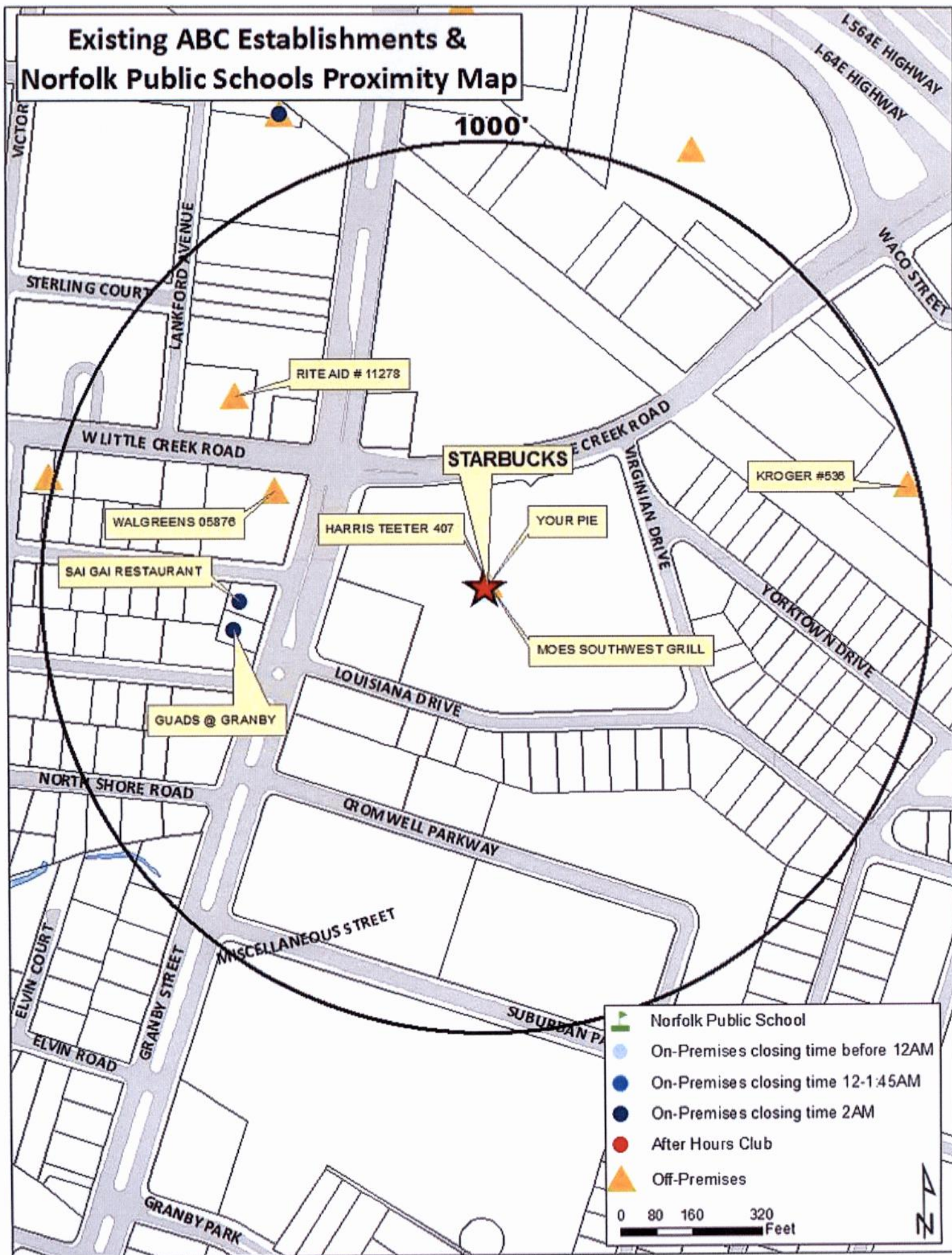
Location Map



Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date 12-4-15

DESCRIPTION OF PROPERTY

Address 7550 Granby Street, Suite 10, Norfolk, VA

Existing Use of Property Starbucks Coffee

Proposed Use Starbucks #20263 with Wine & Beer On premises

Current Building Square Footage 2359

Proposed Building Square Footage 2359

Trade Name of Business (if applicable) Starbucks #20263

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Meier (First) Stephanie (MI) J

Mailing address of applicant (Street/P.O. Box): Attn: Mailstop S-TAX2 License Services,
P.O.Box 34442

(City) Seattle (State) WA (Zip Code) 98124

Daytime telephone number of applicant (206) 318-6511 Fax (206) 903-3583

E-mail address of applicant: aglover@starbucks.com

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**Application
Eating and Drinking Establishment
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Lisk (First) Tom (MI) _____

Mailing address of applicant (Street/P.O. Box): SunTrust Center Ste. 1300, 919 E. Main St.

(City) Richmond (State) VA (Zip Code) 23219

Daytime telephone number of applicant (804) 788-7550 Fax (804) 689-2950

E-mail address of applicant: tlisk@eckertseamans.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

SAM Wards Corner, LLC

3. Name of property owner: (Last) Gurnee (First) Bob (MI) _____ (Partner)

Mailing address of property owner (Street/P.O. box): 289 Independence Blvd

(City) Virginia Beach (State) VA (Zip Code) 23462

Daytime telephone number of owner (757) 671-1700 email: _____

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

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**Application
Eating and Drinking Establishment
Page 3**

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robert G. Gurnee **Sign:** [Signature] 12-02-2015
(Property Owner) Partner (Date)

Print name: Stephanie Meier **Sign:** [Signature] 12-4-15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ **Sign:** _____ / _____ / _____
(Authorized Agent Signature) (Date)

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EXISTING LIGHTS
DIMMERS TO BE ADDED
XX = UNABLE TO
LOCATE SWITCH

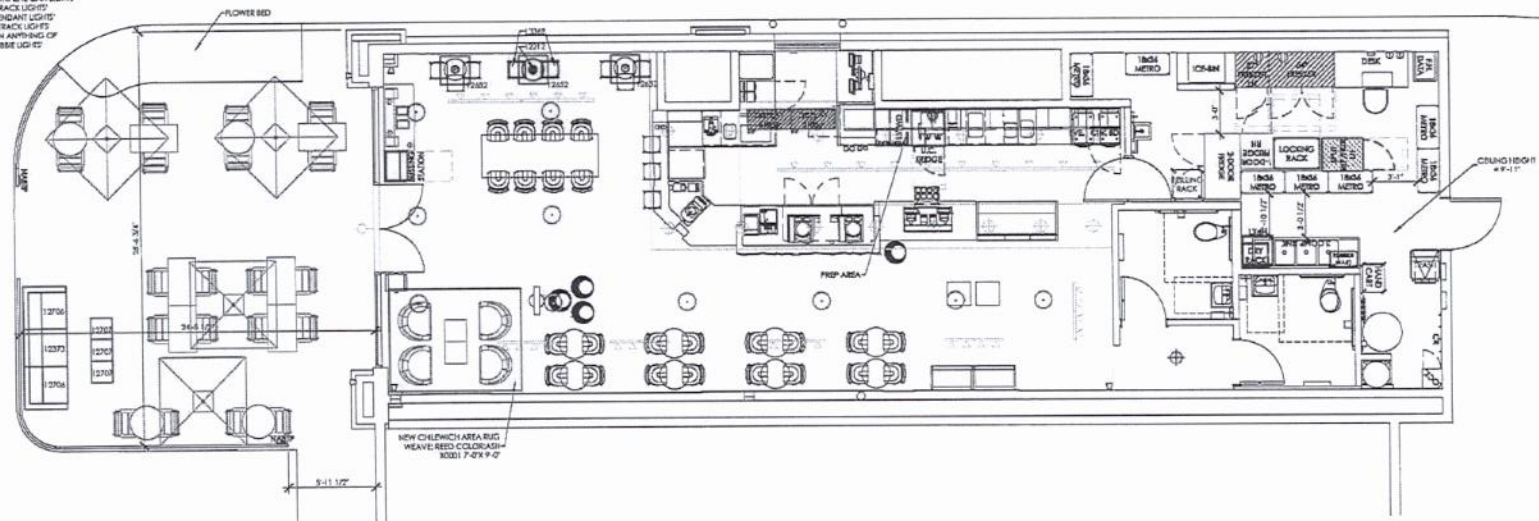
LOCATION OF SWITCHES:
(BOXES ARE LISTED LEFT TO RIGHT, TOP

SWITCH	BOX	DRAWER	LABEL
W	1	NO	"BACK OF HOUSE"
D	1	NO	"BACK LINE AND FRONT LINE CAN LIGHTS"
W	1	NO	"BACK LINE TRACK LIGHTS"
W	2	NO	"CAFE AREA PENDANT LIGHTS"
W	2	NO	"CAFE AREA TRACK LIGHTS"
W	2	NO	"DOES NOT TURN ANYTHING ON"
W	2	NO	"UNDER CLUBS LIGHTS"

ELECTRICAL NOTE:
THIS STORE CONTAINS AN EXISTING
BLUE BOX LIGHTING CONTROL
SYSTEM.

GO

GO EXISTING PATIO IS IN COMPLIANCE FOR EVENINGS PROGRAM AND NO WORK IS REQUIRED. CONFIRM ALL APPROVALS REQUIRED PER STORE TRACKER.



STORE TYPE: CORE

LEGEND

- EXISTING ITEMS TO REMAIN
- NEW ITEMS
- REMOVED ITEMS
- RELOCATED ITEMS
- NEW ARTWORK

01		PROPOSED PLAN														RELOCATED ITEMS			
SEE PLAN																NEW ARTWORK			
BACK OF HOUSE / STORAGE ITEMS ADDED				ENGINE / BACK LINE ITEMS ADDED								CAFE / SEATING AREA / PATIO ITEMS ADDED							
QTY	DESCRIPTION	FINISH/NOTES	QTY	DESCRIPTION	FINISH/NOTES	QTY	DESCRIPTION	FINISH/NOTES	QTY	DESCRIPTION	FINISH/NOTES	QTY	DESCRIPTION	FINISH/NOTES					
1	TRUE REFRIGERATOR/FREEZER	2601141414 ID#10267	2	BACKLINE DISPLAY SHELVES	36"	1	SHEET LAM. FOR END OF CUBES & END OF EXPOSED UIC CABINETS	MONTANA WALNUT		1	BUSING CART STATION	CORIAN, CP 005 LAMINATE: WD004	3	TABLE TOPS	ID#12652 WD0001				
1	LOCKING STORAGE BASK 270168 25H	ID#10017	1	TRUE 1-DOOR UNDER COUNTER LOCKING REFRIGERATOR, 27 5/8"W	ID#14064	X	BACK BAR TILE (FOR REFERENCE ONLY)	ID#12686 PER SBLUX		2	"NO ALCOHOL BEYOND THIS POINT" SIGN	ID#14913	1	TABLE BASE	ID#12212				
2	WALL MOUNTED DRYING RACKS WM05-21	ID#13876	1	CHALK BOARD	ID#12638 ID#12639 MOUNT		1	GALLON PAINT FOR BACK BAR	P5552		2	BAR STOOL		2	BAR STOOL	ID#13369			
	SANTIZER - HOBART 150H	ID#13497				10	± SF OF FRP	BEHIND UIC BRIDGE					2	OUTDOOR LOUNGE	ID#12706				
						1	18" WARE DRAWER W/LEGS @BACK BAR (CAB. TO BE LAMINATED ON BOTH SIDES)	CABINET ID#12412 MONTANA WALNUT					1	OUTDOOR LOUNGE	ID#12373				
													1	CHELBWICH CUSTOM AREA, BUG T.W.X.P.L.	ID#X0001				
													3	OUTDOOR SIDE TABLES	ID#12707				



STARBUCKS EVENINGS
STORE #20263
7550 GRANBY STREET
NORFOLK, VA 23505



Drawn by **RDR**

SVE

DATE _____

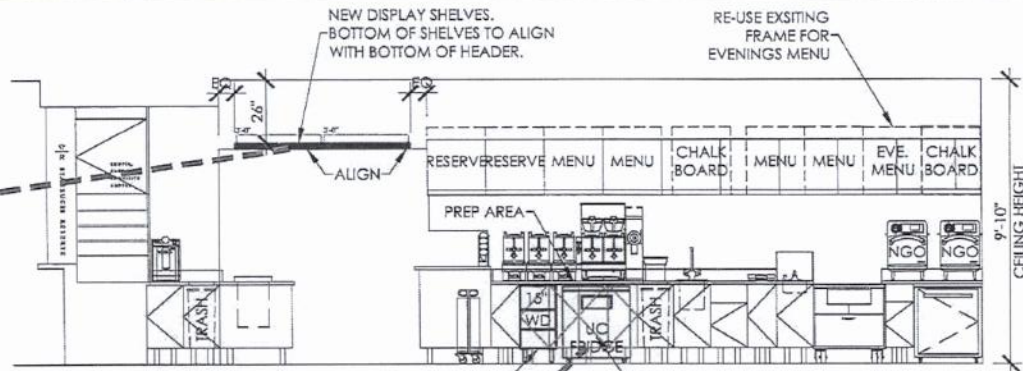
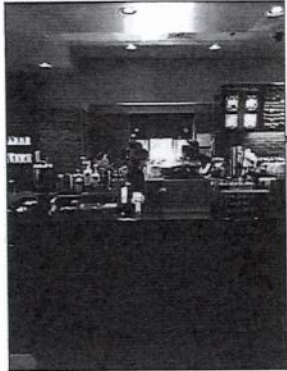
1

15

DATE

3

20263
20



NEW 15" WARE DRAWER

INSTALL FRP AT WALL BEHIND UC FRIDGE & LAMINATE TO MATCH EXISTING AT SIDE OF ADJACENT CABINETS



STARBUCKS EVENINGS
STORE #20263
7550 GRANBY STREET
NORFOLK, VA 23505



Drawn By
RDR

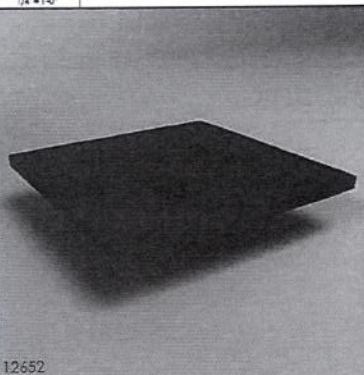
MARK	DATE	ISSUE	DATE	MARK	DATE	ISSUE
△	07/20/15	OFF APPROVED DRAWINGS				
△	07/21/15	COMPLETE BIDDER PACKAGE				
△	08/03/15	FUNCTIONAL DESIGN				
△	07/21/15	PRELIMINARY				

Project Number
DAV15002.0

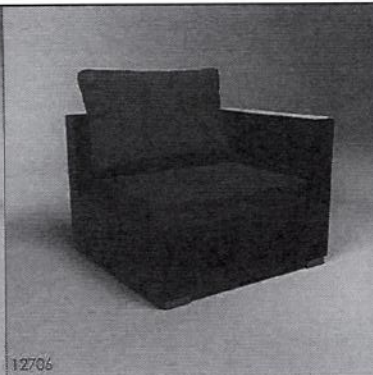
Store Number

20263
3 of 3

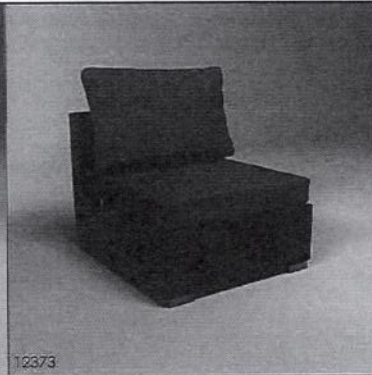
01 BACK LINE ELEVATIONS
1/8"=1'-0"



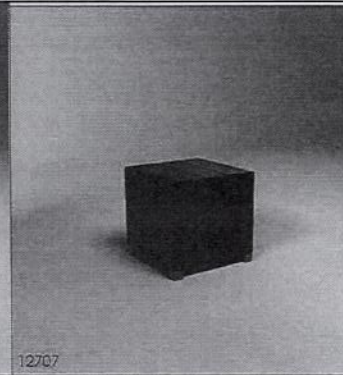
12652



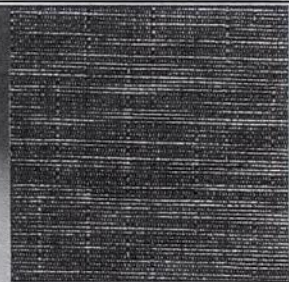
12706



12373

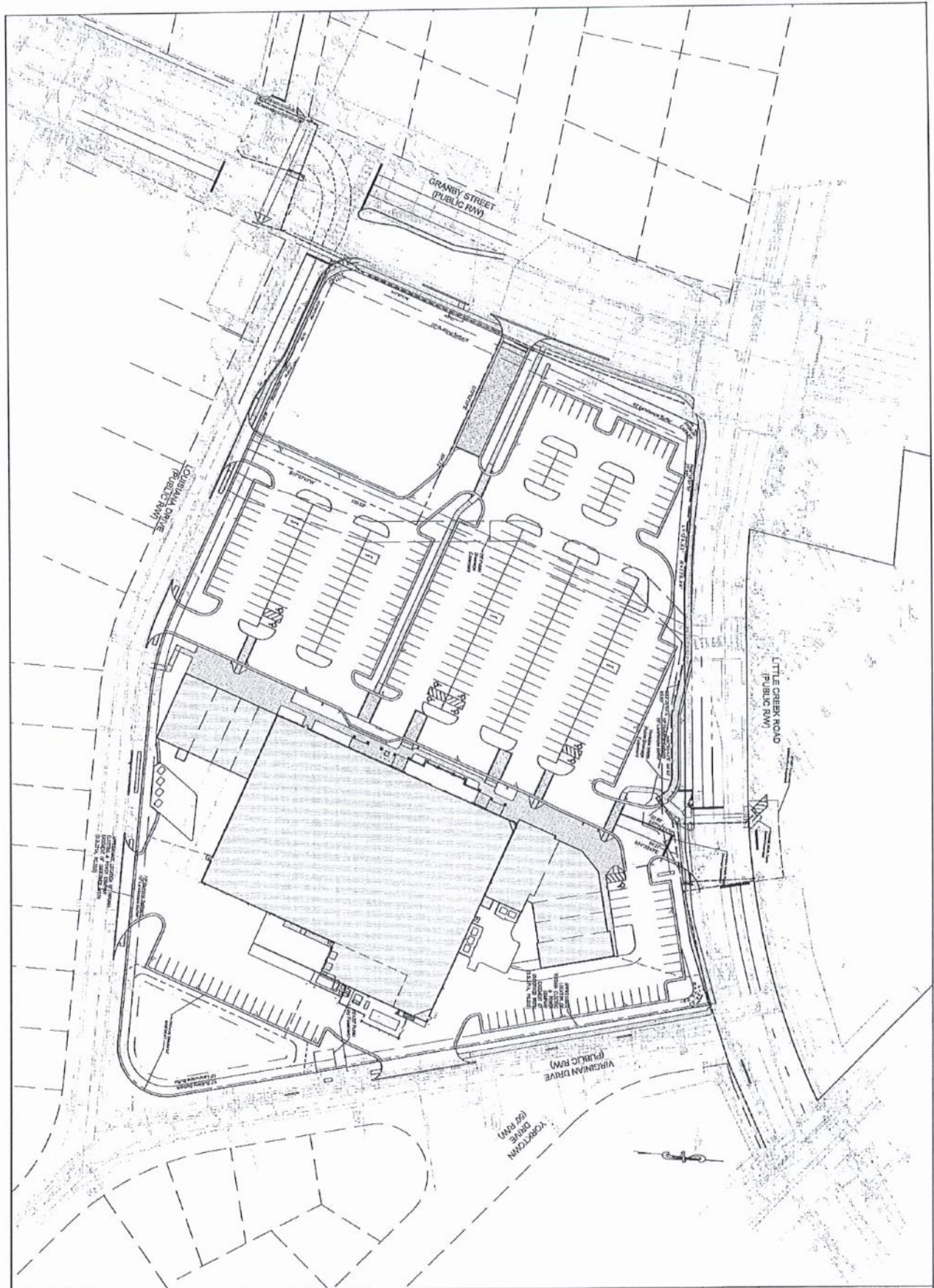


12707



CHILEWICH RUGX0001
WEAVE: REED
COLOR: ASH
SOURCED FROM WWW.CHILEWICH.COM

03 FURNITURE AND LIGHTING
NTS






Overall  engineering services inc. Civil Engineering & Land Surveying 3351 Thomastown Road, Virginia Beach, VA 23462 (757) 466-6800 FAX (757) 466-4908 E-mail: esinc@earthlink.net			SUBURBAN PARK SHOPPING CENTER NORFOLK, VIRGINIA	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS									
NO.	DATE	REVISIONS														
TOTAL SHEETS: 11 SHEET NO.: 2 DATE: 11/08/02 DRAWN BY: J. COLE CHECKED BY: J. COLE IN CHARGE: J. COLE		SCALE: 0' 40' 120' 														

EXHIBIT B
SHOPPING CENTER SITE PLAN IDENTIFYING PREMISES

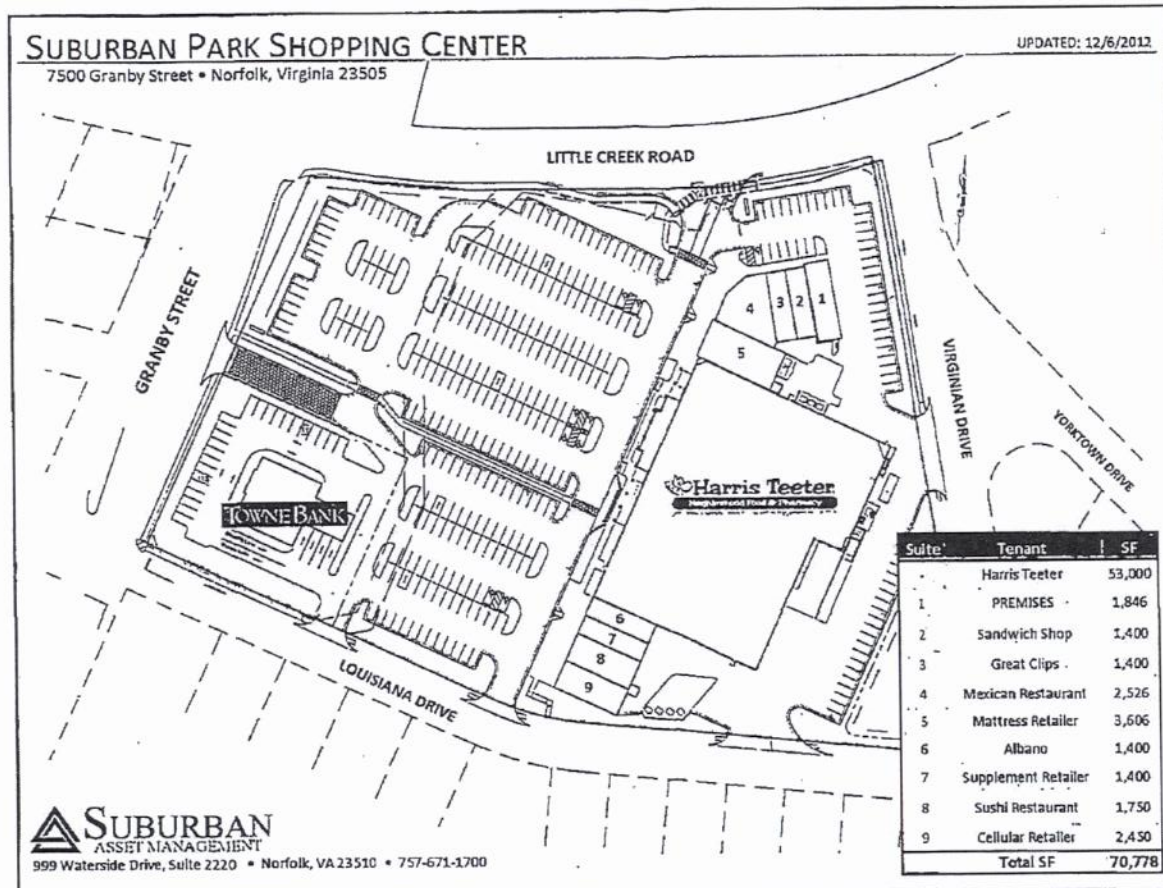
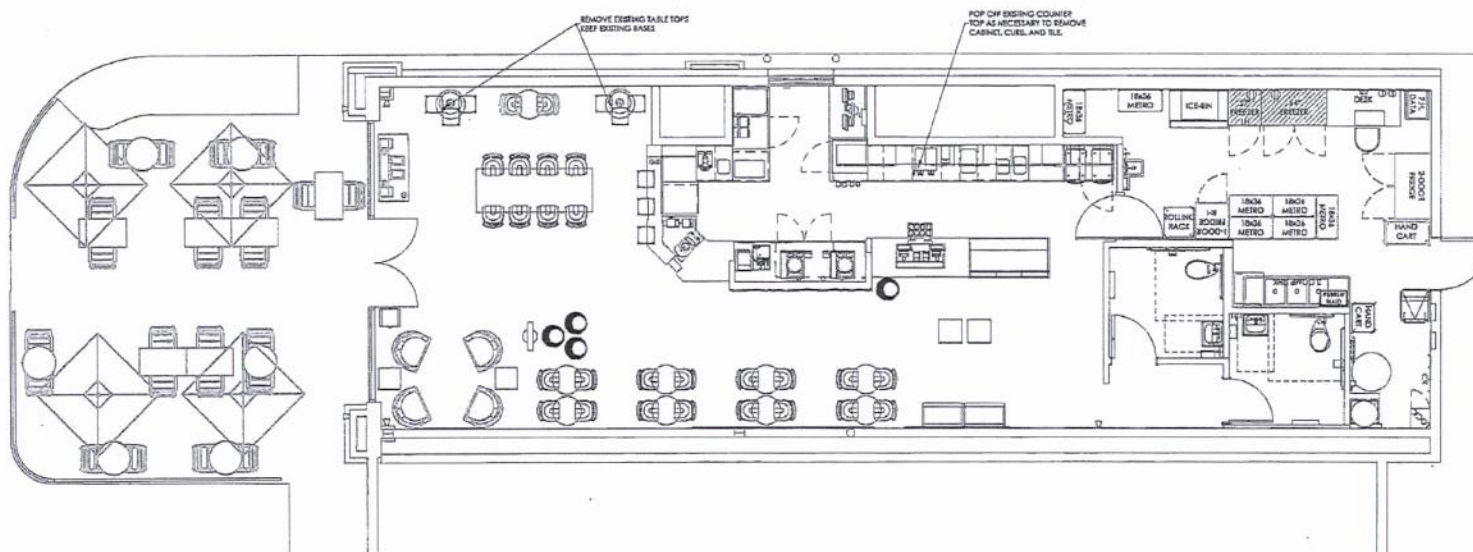


DIAGRAM OF PREMISES, DRIVE THROUGH LANES, PARKING, TRASH ENCLOSURES AND OUTDOOR SEATING





STARBUCKS EVENINGS
STORE #20263
7550 GRANBY STREET
NORFOLK, VA 23505



Drawn by
RDR

STORE TYPE: CORE

LEGEND	
	DISTING ITEMS TO REMAIN
	NEW FENCE
	REMOVED ITEMS
	RELOCATED ITEMS
	NEW ARTWORK

STORAGE RACK COUNT			EQUIPMENT / MILLWORK REMOVED	
DESCRIPTION	EXISTING	PROPOSED	QTY.	DESCRIPTION
18"x36" STORAGE RACK	7	7	1	UNDER COUNTER CABINET PER PLANS
			1	STORAGE CUBBIES PER PLANS
			1	SANITIZER
			1	CHAIRS AND TABLES PER PLANS
STORE INFORMATION				
STORE INTERIOR SEATING -	EXISTING: 39	PROPOSED: 39		
STORE INTERIOR SQ. FT. -	1,697 SF (INTERIOR FACE OF STUDO)			
STORE PATIO SEATING -	EXISTING: 24	PROPOSED: 23		
PATIO SQ. FT. -	662 SF (NON "GO" PATIOS ONLY)			

Project number
DAV15002.0

Issue number

20263

1 of 3

01 EXISTING & DEMOLITION PLAN

SEE PLAN

Richards, Sarah

From: Straley, Matthew
Sent: Wednesday, December 16, 2015 11:47 AM
To: saclpresident@gmail.com; ajim.english@gmail.com; gwcaba@cox.net
Cc: Whibley, Terry; Winn, Barclay; Ransom, Carlton; Richards, Sarah
Subject: new Planning Commission application - 7550 Granby Street, Suite 10
Attachments: Starbucks_WardsCorner.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Janney, Mr. English, and Ms. Kalfus:

Attached please find the for a special exception to operate an eating and drinking establishment at 7550 Granby Street, Suite 10.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Sarah Richards* at (757) 664-7470, sarah.richards@norfolk.gov

Thank you.

Matthew Straley

GIS Technician II
Norfolk Department of City Planning
810 Union Street, Suite 508 | Norfolk, Virginia 23510
Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569



Greater Wards Corner Area Business Association
301 Suburban Parkway
Norfolk, Virginia 23505-4224
757-587-7975

January 26th, 2016

Christopher Blough
Norfolk Department of City Planning
810 Union Street, Suite 508
Norfolk, Virginia 23510

RE: Starbucks Wards Corner

Dear Mr. Blough;

The Greater Wards Corner Area Business Association fully endorses the application for a liquor license by Starbucks Wards Corner to sell beer and wine. Starbucks has been a welcomed addition to our business community. They have the type of operation that draws the clientele that we encourage.

The Business Association welcomes the opportunity to assist in the creation of a desirable evening clientele. With the help of the city, the property owners and the merchants Wards Corner is beginning to reestablish itself as a shopping destination.

Most sincerely,

Elyse R. Kalfus, President